

## VIII. CONCLUSION

A property tax system must have the support of those whose property is taxed. In order to have that support, the full, accurate and complete execution of the assessment process is essential. There must also be an ongoing independent evaluation of that assessment process in order to promote public confidence. The framework for such a system is now in place. All that remains is to complete the structure. Essential to that structure, from a legal and practical perspective, is the promulgation and adoption of objective standards of implementation and review of the process. Furthermore, since the objective standards of review require the use of statistical ratio studies in order to measure improvement in the quality of the process, the information necessary to conduct those studies (i.e., a sufficient sales data base for each class and subclass of property within a county) must be made available. Finally, in order for the process to serve its purpose, sufficient funding, staffing, technological resources and guidance must be dedicated to the process.

If these problem areas are addressed in 1998, substantial improvement in the quality of assessments will be realized. These improvements are essential in order to promote uniform and proportionate assessments and in order to promote public confidence in the system.

The Commission's formal plan of equalization then, is to progressively improve the quality of assessment practices within the state by ensuring that the indicated levels of value for all classes of property within each county are not only moved to within the acceptable range of values, but also that the COD and PRD for each class or subclass of property also fall within professionally accepted mass appraisal standards.